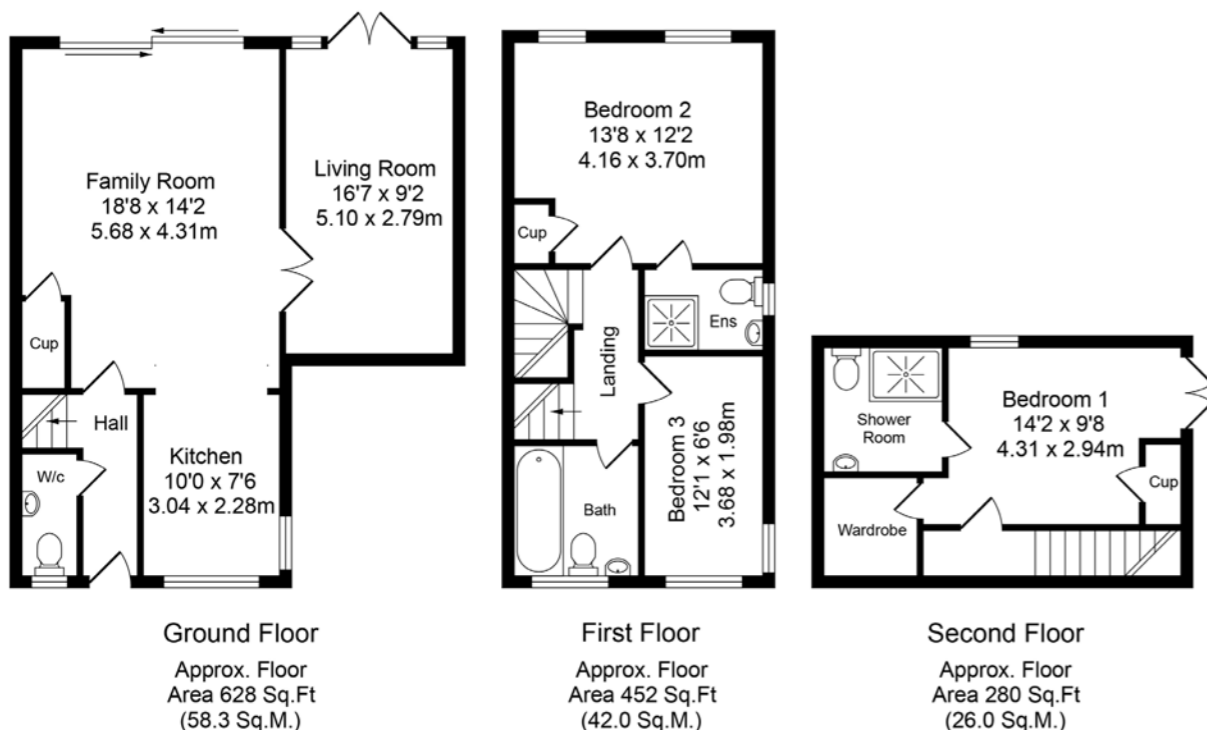




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1360 Sq.ft. (126.3 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold (with a community maintenance charge of £30 pcm)
 Council Tax Band: E

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold and Phillips are delighted to offer for sale this beautiful 3-bedroom semi-detached townhouse, located within a secure and exclusive gated development. With its impressive 3 floors of living space and over 1300 square feet, the property has been meticulously upgraded and invested in by the owner, resulting in a show home condition that is sure to impress.

As you step into the property, you are greeted by a welcoming entrance hallway that flows through to an expansive open-plan family room, seamlessly connected to a spacious dining area. This versatile space is perfect for both family gatherings and guests and has bi-fold doors that open up to the meticulously landscaped gardens, allowing for a seamless indoor-outdoor living experience.

The kitchen is equally as impressive, designed to inspire culinary creativity. It features modern hi-gloss cabinetry that effortlessly combines functionality with style. High-quality integrated appliances are seamlessly integrated into the kitchen, ensuring both convenience and elegance. The quartz countertops provide a sleek and durable surface for meal preparation and entertaining. The property continues to impress with its bright and spacious rooms throughout. The sitting room, with its French doors leading to the garden, offers a cosy retreat and an additional space for relaxation. The ground floor is rounded off with a handy two piece cloaks/wc.

On the first floor, you will discover two well-appointed bedrooms and a beautifully designed bathroom. The master bedroom, with its stylish 3-piece en-suite, creates a private sanctuary for relaxation and rejuvenation. The second level boasts another generously sized bedroom with its own three-piece en-suite, providing flexibility and privacy for guests or family members.

Every detail of this townhouse has been thoughtfully curated. The contemporary sanitary ware with its pristine white finish and immaculate tiling adds a touch of elegance to the bathrooms. The interior of the property is tastefully decorated, showcasing a harmonious blend of style and sophistication. High-quality fitments further enhance the overall appeal, ensuring a sense of luxury and comfort.

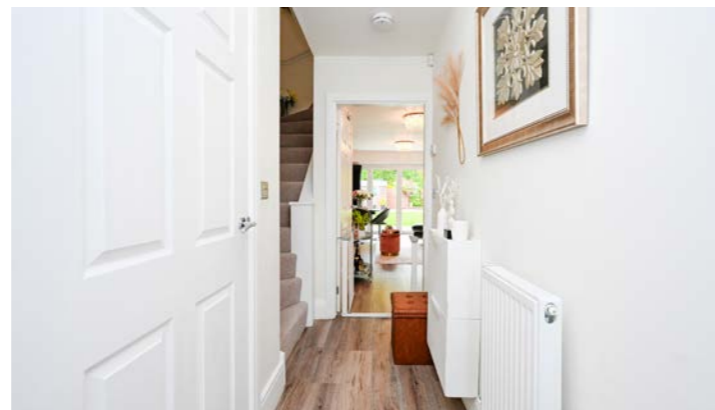
Externally the property offers a private oasis with its stunning gardens that are not directly overlooked to the rear. The outdoor space includes inviting patio areas, perfect for alfresco dining and entertaining. The low-maintenance artificial grass allows for easy upkeep, and there are pretty planted borders. A timber garden shed offers convenient storage for gardening tools and equipment. To add to the convenience, the property provides ample parking on the block-paved driveway at the front, ensuring hassle-free access for you and your guests.

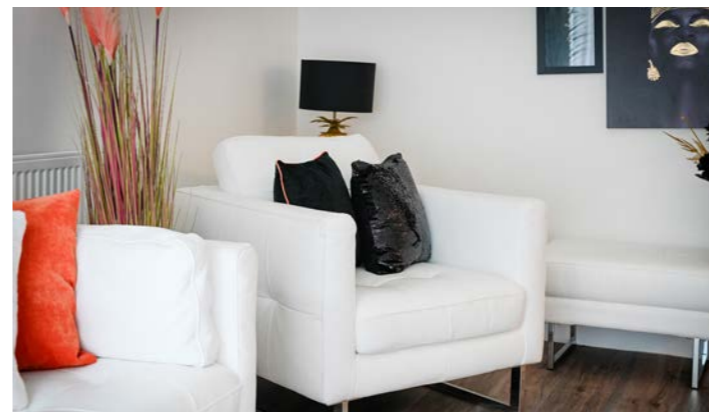
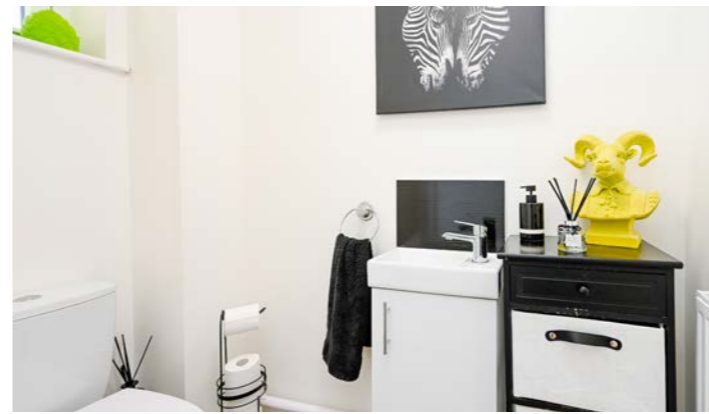
Residents of Frank Hornby Close benefit from a range of amenities and conveniences within close proximity. The nearby Maghull Square Shopping Centre offers a variety of retail outlets, ensuring that daily needs are easily met. Additionally, there are several supermarkets, restaurants, and cafes in the vicinity, providing ample options for shopping, dining and entertainment. The picturesque Leeds and Liverpool Canal is just a short distance away, offering scenic walking and cycling routes for outdoor enthusiasts. For those seeking recreational activities, the nearby Maghull Leisure Centre provides excellent facilities, including a swimming pool, gymnasium, and sports courts.

For families with children there are a range of well-regarded schools in the area. From primary schools to secondary schools, parents have a variety of educational options to choose from, ensuring a quality education for their children.

There are also excellent transport links connecting the area to Liverpool city centre and other nearby towns. Maghull train station is within walking distance, providing regular services to Liverpool and other destinations. The nearby M57 and M58 motorways offer easy access to the wider region, making it convenient for those who work or travel outside of Maghull.

In summary, this exceptional townhouse is the epitome of comfort, and practicality. It offers the perfect lifestyle for both family living and entertaining, with its impressive living spaces, stylish kitchen, and meticulously designed gardens. Don't miss the opportunity to make this your dream home for modern living.





KEY FEATURES

- Beautiful Semi-Detached Townhouse
- Three Bedrooms
- Circa 1360 Square Feet
- Expansive Open Plan Family Room
- Modern High-Quality Kitchen
- Stunning Rear Gardens
- Ample Driveway Parking
- Secure & Exclusive Gated Development

